

## QUITCLAIM DEED

With Covenant

Corporate Grantor

53-4-99  
44-171**Know all Men by these Presents,****That**

NAWFEL REALTY COMPANY

**008153****NO TRANSFER  
TAX PAID**

a Corporation organized and existing under the laws of the State of Maine  
and having a place of business at 44 Main Street, Waterville, Maine, 04901  
in the County of Kennebec and State of Maine  
in consideration of ONE DOLLAR (\$1.00) and other valuable consideration  
paid by Michael M. Nawfel

whose mailing address is 12 Oak Knoll Drive, Waterville, Maine, 04091

the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey,  
and forever quitclaim unto the said Michael M. Nawfel

his heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon,  
situated in said Waterville, and bounded and described as follows,  
to wit:

Commencing on the south line of Common Street at the northwest corner of property of the Masonic Association and in the westerly line of a certain wall connected with the building situated on the property of said Masonic Association; thence southerly along the westerly wall and boundary line of said Masonic Association thirty-six (36) feet to the southerly wall of the building situated on the property herein conveyed; thence turning to the right forming an interior angle of 90 degrees and running westerly along the exterior of the southerly wall of the aforesaid building twenty-seven (27) feet; thence turning to the right forming an interior angle of 90 degrees and running northerly 14.42 feet along the exterior of the westerly wall of the building on the above described premises to an angle in said wall; thence turning to the left forming an interior angle of 269 degrees and running westerly along the exterior of the southerly wall of said building 16.6 feet to an angle in said wall; thence turning to the right, forming an interior angle of 89 degrees and running northerly along the exterior of the westerly wall of said building 21.25 feet to the southerly line of said Common Street; thence turning to the right, forming an interior angle of 92 degrees running easterly along the southerly line of Common Street and along the exterior of the northerly wall of said buildings 42.75 feet to the point of beginning.

A plan of the above-described premises entitled "Plan of Property, Common Street, Waterville, Maine" by Richard J. Carey, is now being recorded in said Registry, (Kennebec).

Also, a right of way in common with others on foot and by vehicle over and along a passway as now laid out leading from Common Street to land formerly of J. Peavy & Brothers; thence to Front Street.

Also a right of way and easement in common with the Grantor and others and for the benefit of other property of the Grantor which is in part contiguous with the above-described property on the west and south; said right of way and easement to run from the westerly line of the passway or right of way described above in a westerly direction twenty-seven (27) feet and to be five (5) feet in width measuring at right angles to the exterior of the southerly wall of the building on the above-described premises. Said right of way and easement to be used as a passway and for the location of fuel tanks or other objects placed against the southerly wall of the aforesaid building as long as the same do not interfere with passage by others over said right of way and for the location of a fire escape which shall be so constructed as not to interfere with passage on said right of way.

Meaning and intending to convey the same premises described in the Deed to the Grantor from Michael M. Nawfel, dated June 14, 1968, and recorded in the Kennebec Registry of Deeds in Book 1481, Page 338.

Signed, Sealed and Delivered  
in presence of

NAWFEL REALTY COMPANY

*Michael M. Nawfel*

.....  
(Corporate Name)  
By *Michael M. Nawfel*  
Its *President*

State of Maine, County of Cumberland ss.

*May 2*, 1988.

Then personally appeared the above named

*Michael M. Nawfel*

*President*

of said Grantor Corporation as aforesaid,

and acknowledged the foregoing instrument to be *his* free act and deed in *his* said capacity, and the free act and deed of said Corporation.

Before me,

*[Signature]*  
.....  
Attorney at Law Notary Public

RECEIVED KENNEBEC SS.

1988 MAY -9 AM 9:00

ATTEST: *[Signature]*  
REGISTER OF DEEDS

*Thomas J. Van Meer*  
.....  
Printed Name